

143.0

0002

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
876,800 / 876,800
876,800 / 876,800
876,800 / 876,800
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		PINE RIDGE RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	SELIGSON KAY /KRAUS NIGEL	
Owner 2:	TRS/18 PINE RIDGE RD TRUST	
Owner 3:		

Street 1:	18 PINE RIDGE ROAD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y

Postal:	02476	Type:
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PREVIOUS OWNER

Owner 1:	SELIGSON KAY H/ETAL -
Owner 2:	KRAUS NIGEL J -

Street 1:	18 PINE RIDGE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 2347 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	5000.000	420,800		456,000	876,800	
Total Card	0.115	420,800		456,000	876,800	Entered Lot Size
Total Parcel	0.115	420,800		456,000	876,800	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	373.58	/Parcel: 373.58	Land Unit Type:

User Acct	92438
GIS Ref	
GIS Ref	
Insp Date	
06/09/18	

USER DEFINED	
Prior Id # 1:	92438
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	11:51:11
LAST REV	
Date	Time
06/27/18	09:42:05
apro	
11073	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT		Parcel ID		PAT ACCT.						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	420,800	0	5,000.	456,000	876,800		Year end	12/23/2021
2021	101	FV	407,700	0	5,000.	456,000	863,700		Year End Roll	12/10/2020
2020	101	FV	407,700	0	5,000.	456,000	863,700		Year End Roll	12/18/2019
2019	101	FV	306,700	0	5,000.	427,500	734,200	734,200	Year End Roll	1/3/2019
2018	101	FV	320,200	0	5,000.	353,400	673,600	673,600	Year End Roll	12/20/2017
2017	101	FV	320,200	0	5,000.	324,900	645,100	645,100	Year End Roll	1/3/2017
2016	101	FV	320,200	0	5,000.	296,400	616,600	616,600	Year End	1/4/2016
2015	101	FV	302,300	0	5,000.	290,700	593,000	593,000	Year End Roll	12/11/2014

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
5/21/2014	487	Manual	3,487						6/9/2018	Meas/Inspect	HS	Hanne S											
3/20/2000	248	Addition	80,000	C				14X17 2 ST ADDITIO	6/18/2014	External Ins	PC	PHIL C											
5/24/1993	199		4,000					ENCLOSE PORCH	3/12/2009	Inspected	189	PATRIOT											
									2/3/2009	Measured	372	PATRIOT											
									8/21/2001	Permit Visit	PM	Peter M											
									1/15/2000	Inspected	264	PATRIOT											
									12/1/1999	Mailer Sent													
									11/18/1999	Measured	264	PATRIOT											
									12/1/1981		CS												
									Sign:	VERIFICATION OF VISIT NOT DATA													

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	6 - Colonial	%		Full Bath:	1	Rating:	Average	SINK IN BSTM.									
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:											
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:											
Foundation:	2 - Conc. Block			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good										
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:											
Sec Wall:		%		OthrFix:	1	Rating:	Average										
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good										
Color:	GREY			A Kits:		Rating:											
View / Desir:				Fpl:	1	Rating:	Good										
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C+ - Average (+)			CONDOS INFORMATION													
Year Blt:	1929			Location:													
Alt LUC:				Total Units:													
Jurisdict:	G4			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	GD - Good		18. %	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wal	2 - Plaster			Functional:			%	Interior:	2000	1	8	3					
Sec Int Wall:		%		Economic:			%	Additions:									
Partition:	T - Typical			Special:			%	Kitchen:									
Prim Floors:	3 - Hardwood			Override:			%	Baths:									
Sec Floors:		%		Total:	18.6	%		Plumbing:									
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	130.00			Heating:									
Bsmnt Gar:	1			Size Adj.:	1.14668870			General:									
Electric:	3 - Typical			Const Adj.:	0.98990101			COMPARABLE SALES				SUB AREA					
Insulation:	2 - Typical			Adj \$ / SQ:	147.564			Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext:	S			Other Features:	87250												
Heat Fuel:	2 - Gas			Grade Factor:	1.10												
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000												
# Heat Sys:	1			NBHD Mod:													
% Heated:	100			LUC Factor:	1.00												
Solar HW:	NO			Adj Total:	516945												
% Com Wal				Depreciation:	96152												
				Depreciated Total:	420793												
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:																	
SPEC FEATURES/YARD ITEMS				Juris. Factor:	1.00		Before Depr:	162.32									
Code	Description	A Y/S	Qty	Special Features:	0		Val/Su Net:	115.99									
Size/Dim	Qual	Con	Year	Final Total:	420800		Val/Su SzAd:	199.05									
Unit Price	D/S	Dep	LUC														
	JCod	JFact	Juris. Value														
PARCEL ID 143-0-0002-0004.0																	
More: N	Total Yard Items:	Total Special Features:				Total:				IMAGE AssessPro Patriot Properties, Inc							